

Minor Project Review

14-082ARB-MPR – Sign – BSC Historic Core District

Howard Hanna Realcom Realty 37 West Bridge Street

This is a request for new 7.83-square-foot sign for an existing commercial building on the south side of West Bridge Street, between Franklin Street and Mill Lane. This is a request for review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and (J), 153.170, and the *Historic Dublin Design Guidelines*.

Date of Application Acceptance

Thursday, July 31, 2014

Date of ART Recommendation

Thursday, August 21, 2014

Date of Architectural Review Board Determination

Wednesday, August 27, 2014

Case Managers

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Historic Core District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	7.83-square-foot wall sign for an existing commercial building
<i>Property Address</i>	37 West Bridge Street
<i>Property Owner</i>	John White
<i>Applicant</i>	Howard Hanna Realcom Realty, Steve Lenker
<i>Case Managers</i>	Jennifer M. Rauch, AICP, Senior Planner (614) 410-4690 jrauch@dublin.oh.us Katie Ashbaugh, Planning Assistant (614) 410-4654 kashbaugh@dublin.oh.us

Historic Context

The site has an existing two-story, gable structure which is listed on the National Register of Historic Places. The north elevation of the structure is oriented toward West Bridge Street. The structure was constructed in 1944 to house the Dublin and Perry Township fire departments. The structure rests on a cut stone foundation with coursed stone walls. The roof is gabled with slate shingles.

The structure was sold in the 1980s then converted to commercial use in 1983. The original segmental-arched garage door openings are now two storefront windows with points of entry. To the rear is a large two story addition. In addition to a National Register sign marking the structure's historical significance, there is also an existing ground sign in the northeast corner of the parcel that marks the specific historical context within the City, reading "37 Bridge Street Firehouse."

Application Contents

The applicant is requesting a 7.38 square foot wall sign for an existing commercial building. The applicant is proposing one wall sign centered on the north elevation in addition to the existing ground sign. The proposed sign is a 7.83-square-foot, 1 5/8" deep cedar plank with cove-routed edges. The design consists of two colors, a background color of dark green with gold text.

Application Review Procedure: Minor Project Review in Architectural Review District

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Zoning Code.

Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall provide a recommendation of approval, disapproval, or approval with conditions to the Architectural Review Board within the timeframes specified in §§153.066(D)(2), 153.066(E)(2)(a), or 153.066(F)(2)(a). The recommendation shall be based on the criteria of §153.066(F)(3) applicable to Site Plan Reviews and Waivers, if necessary.

Following the recommendation by the Administrative Review Team, the Architectural Review Board shall review the application in accordance with the standards in §§153.066(E)(3), 153.066(F)(3), 153.066(G), and/or 153.066(I), as applicable, as well as the provisions of §§153.170 through 153.180.

The Architectural Review Board shall make a decision on the application not more than 28 days from the date of the Administrative Review Team’s recommendation.

Zoning Code Analysis

§153.065(H) – Site Development Standards – Signs

This multiple tenant building is permitted two different sign types, including ground signs, for each tenant with a storefront. There is an existing ground sign located to the northeast corner on the site, in front of the applicant’s tenant space which counts as one of the permitted signs. The proposed wall sign is shown at 16 feet to the top of the sign from grade, which will need to be lowered to 15 feet to meet Code. There were two existing window signs on both storefront doors of the north elevation, which the applicant has removed in compliance with a previous ART condition. These existing signs were installed without a permit and exceeded the number of signs permitted by Code.

Proposed Wall Sign			
Permitted		Proposed	Requirement
Number/ Type	Combination of two different sign types, including ground signs and building-mounted signs, are permitted for each ground floor tenant with a storefront.	One wall sign	Met
Size	Max. of 8 sq. ft.	7.83 sq. ft.	Met
Location	Within 6 ft. of the principal entrance; Not extend more than 6 ft. from the face of the structure; maintain 8 ft. clearance above the sidewalk.	Above existing entrance on West Bridge Street; flush with the face of the wall; does not extend over a sidewalk.	Met
Colors	3	2 total: PMS 349 Green - background; PMS 116 Yellow - text	Met
Height	15 ft., not extending above the roofline	16 feet	Met with condition

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

The proposed sign meets the applicable zoning regulations, with conditions, and is appropriate for the Historic Core District. The proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit. The existing window signs will need to be removed prior to the issuance of the wall sign permit.

Building Standards, Engineering, Parks & Open Space, Fire, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following:

(c) **Meets Applicable Zoning Regulations**

Criterion met with condition. The proposed wall sign meets Code for location, size and colors. The proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit. The existing window signs were removed in compliance with a previous ART condition.

(e) **Building Relationships and Quality Development**

Criterion met. The proposed sign adds visual interest and is architecturally appropriate for the tenant space.

(j) **Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents**

Criterion met. The Community Plan notes that “Dublin’s built environment contributes positively to the community’s character. This image is characterized by high quality office buildings, well-landscaped areas and streetscapes, tasteful signs and graphics, appropriate lighting standards and quality architecture.” The proposed sign will positively contribute to the aesthetic character of the Historic Core District.

Architectural Review Board

Section 153.174 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries. Following is an analysis by Planning based on those criteria.

Applicable General Review Standards

1) **Character and Materials Compatible with Context**

Criterion met. The proposed materials are appropriate with the character of the structure.

2) **Recognition and Respect of Historical or Acquired Significance**

Criterion met. The proposed sign and location do not alter the historic significance of the site or building.

3) **Compatible with Relevant Design Characteristics**

Criterion met. The proposed design accents the original character of the structure.

4) **Appropriate Massing and Building Form**

Not applicable.

5) **Appropriate Color Scheme**

Criterion met. The proposed colors are appropriate for the period of the structure and meet the *Historic Dublin Design Guidelines*.

6) **Complementary Sign Design**

Criterion met with condition. The proposed sign design meets all criteria of the Zoning Code with the approval of a Minor Project Review and complements the existing structure.

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval of this Minor Project Review, with one condition:

- 1) The proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit.